



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

FEBRUARY 2025 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

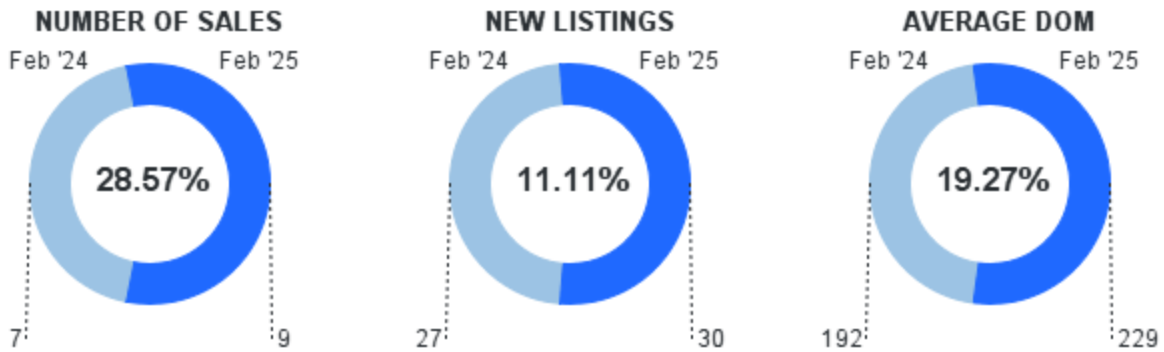


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



51.92%

MEDIAN SALES PRICE
LOTS/ACRES

64.74%

AVERAGE SALES PRICE
LOTS/ACRES

35.59%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

59.31%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Feb '24 Feb '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

February 2025 | Lots/Acres ?

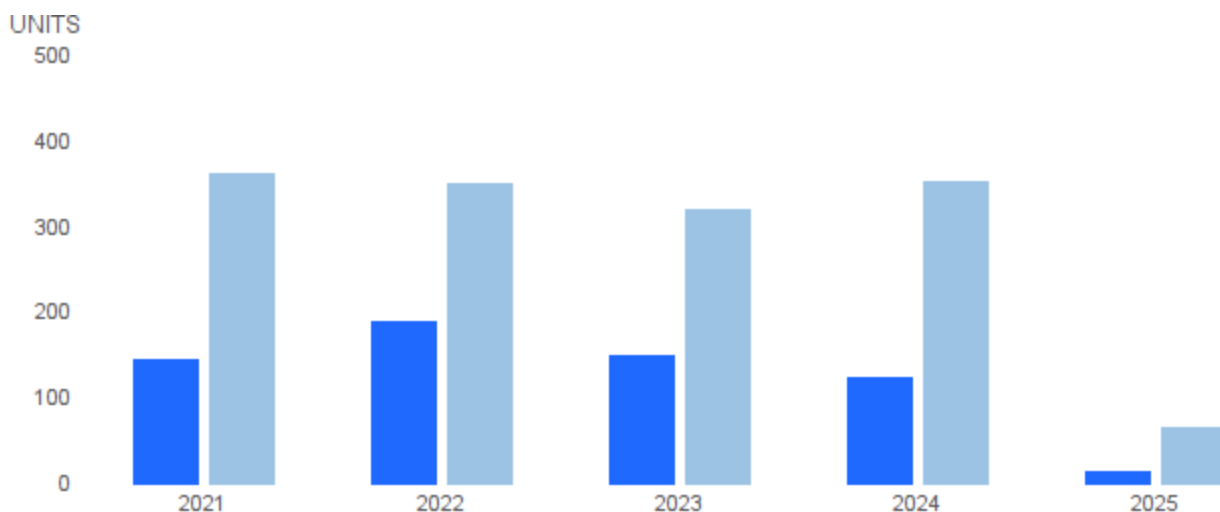
	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	27	11.11% ↑	65	65	0%
Sold Listings	9	7	28.57% ↑	14	17	-17.65% ↓
Median List Price (Solds)	\$80,000	\$59,000	35.59% ↑	\$82,500	\$62,000	33.06% ↑
Median Sold Price	\$79,000	\$52,000	51.92% ↑	\$79,500	\$55,000	44.55% ↑
Median Days on Market	99	224	-55.8% ↓	121	178	-32.02% ↓
Average List Price (Solds)	\$97,155	\$60,985	59.31% ↑	\$131,028	\$92,570	41.54% ↑
Average Sold Price	\$89,666	\$54,428	64.74% ↑	\$118,564	\$79,811	48.56% ↑
Average Days on Market	229	192	19.27% ↑	258	261	-1.15% ↓
List/Sold Price Ratio	92.2%	91.1%	1.18% ↑	90.4%	88.5%	2.07% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	146	190	149	125	14
New Properties	361	351	321	353	65
Sold Volume	\$18.06M	\$22.93M	\$16.03M	\$11.15M	\$1.66M
Listing Volume	\$120.33M	\$95.04M	\$63.07M	\$93.02M	\$12.04M
Median Sale Price	\$51K	\$60K	\$55K	\$55K	\$80K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | Lots/Acres ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

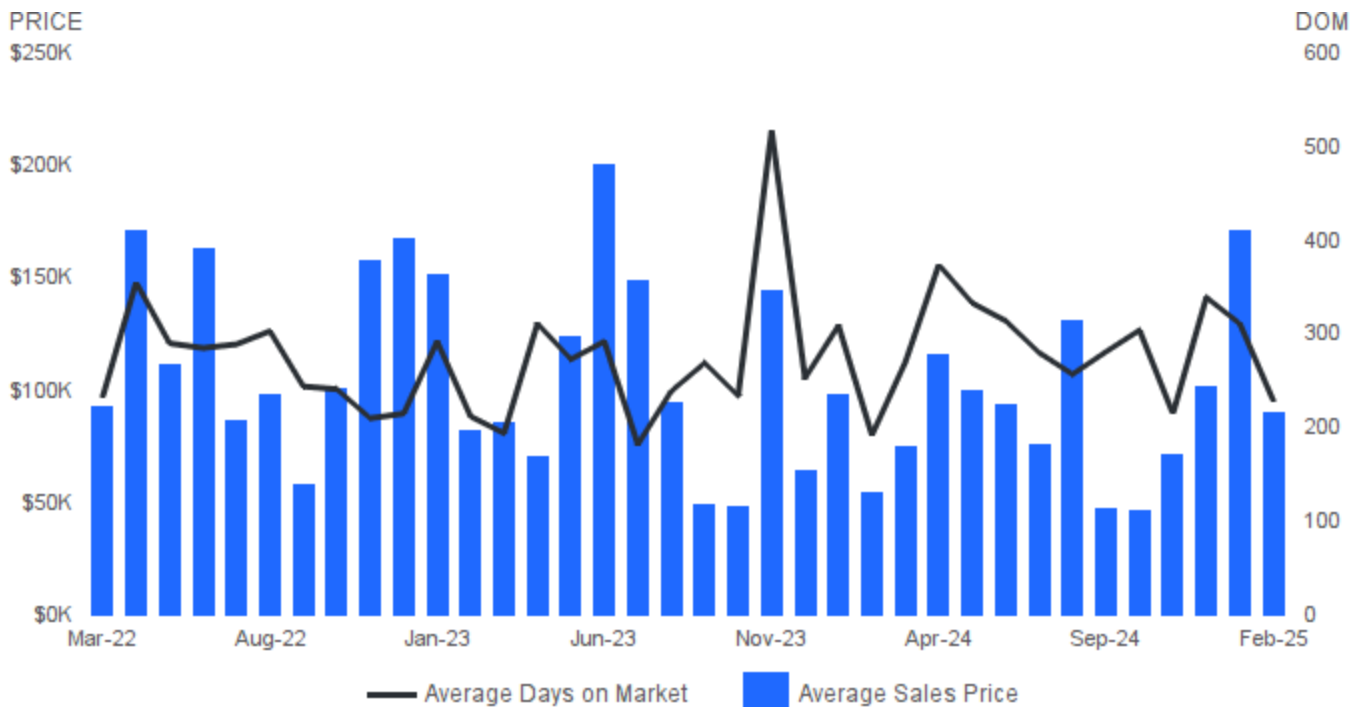


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Lots/Acres ?

Average Sales Price | Average sales price for all properties sold.

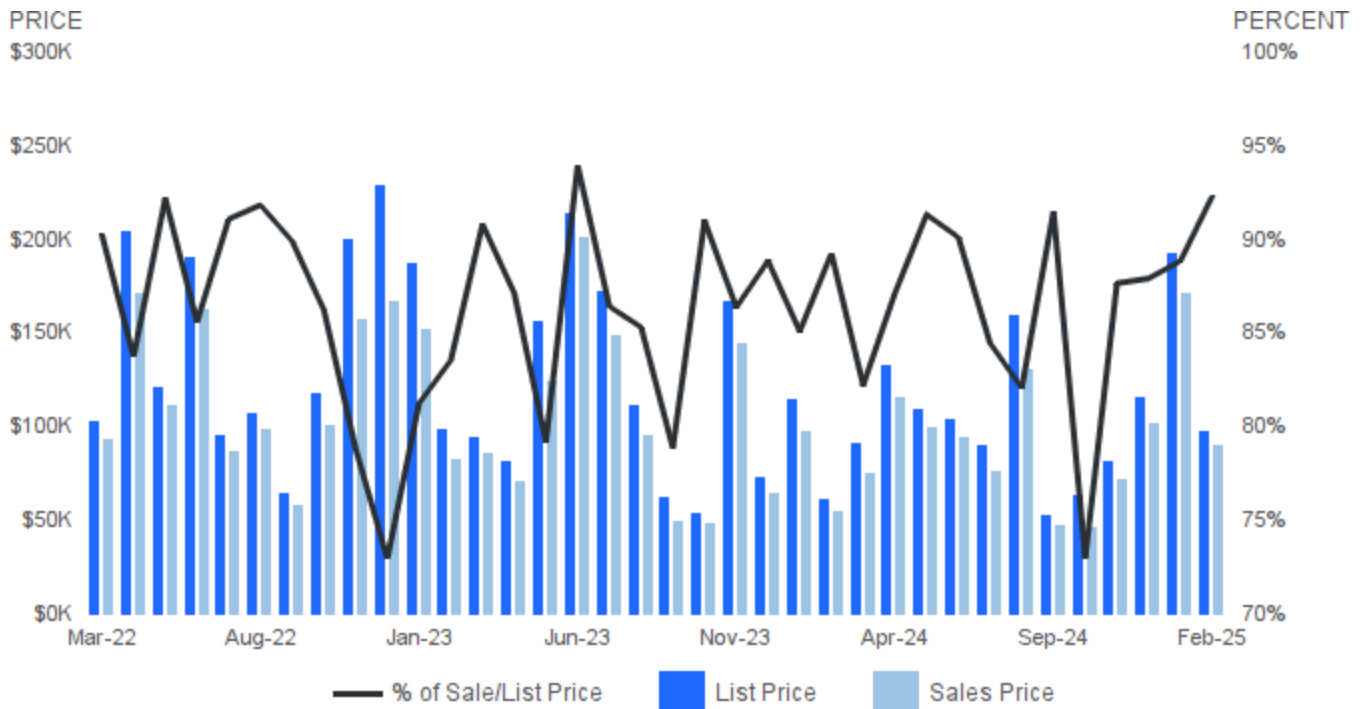
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Lots/Acres ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | Lots/Acres ?

Average Sales Price | Average sales price for all properties sold.

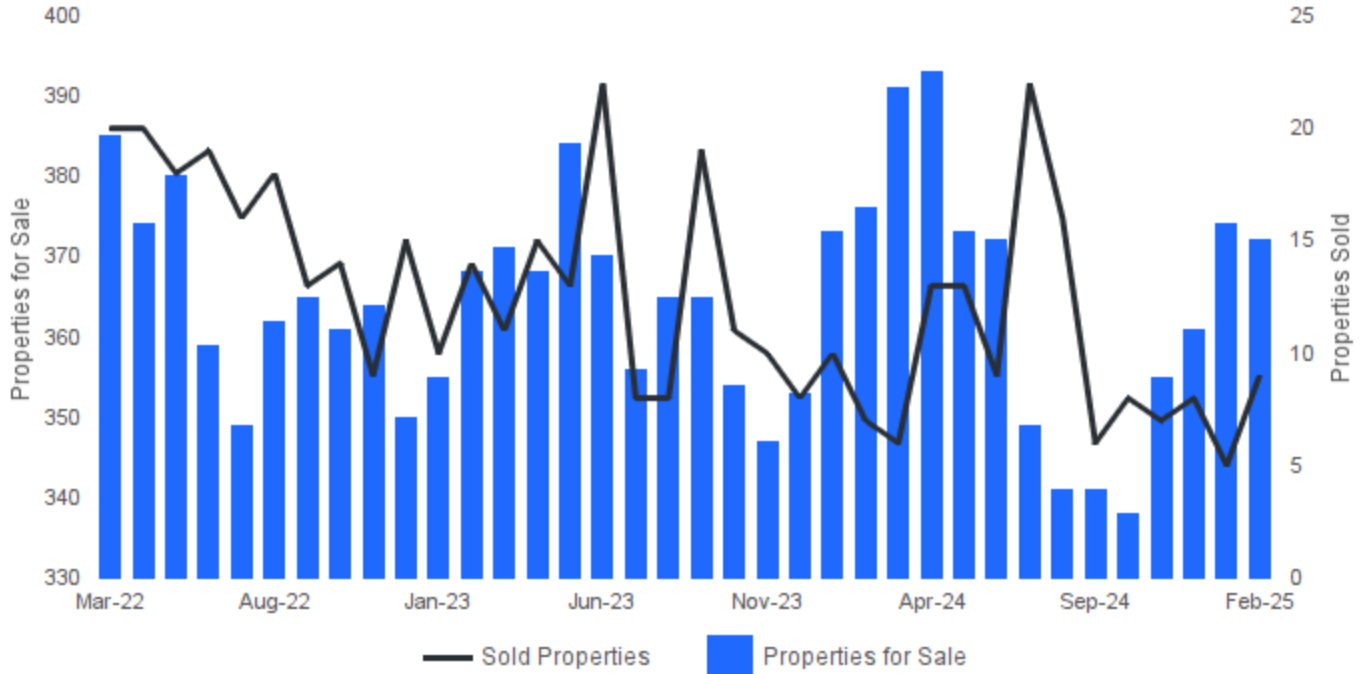
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Lots/Acres ?

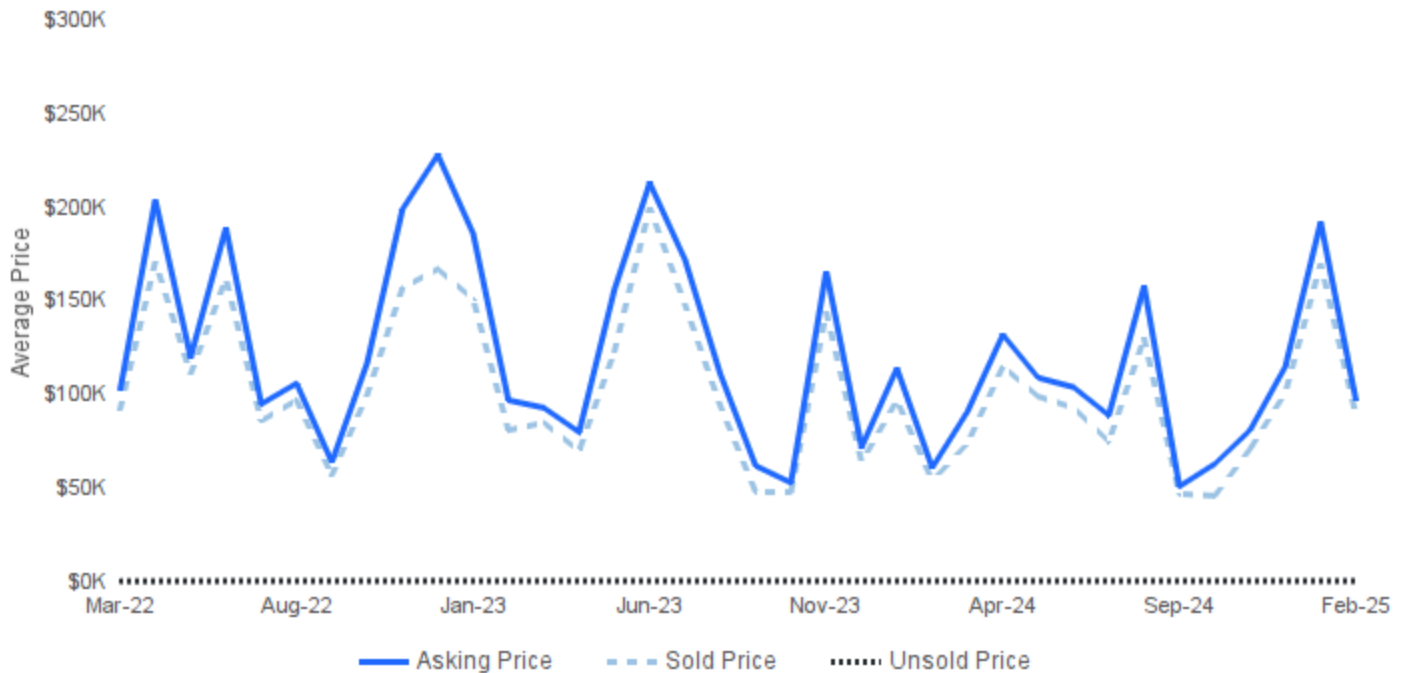
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Lots/Acres ?

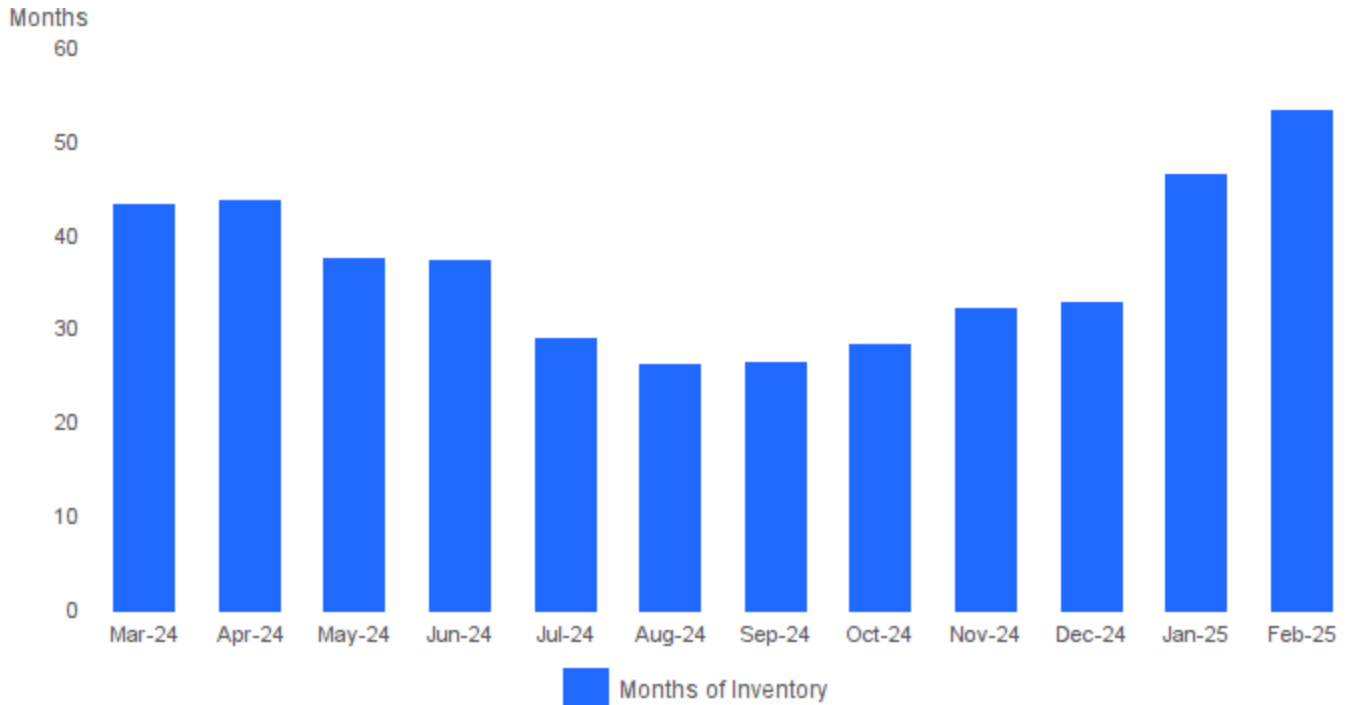
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | Lots/Acres ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



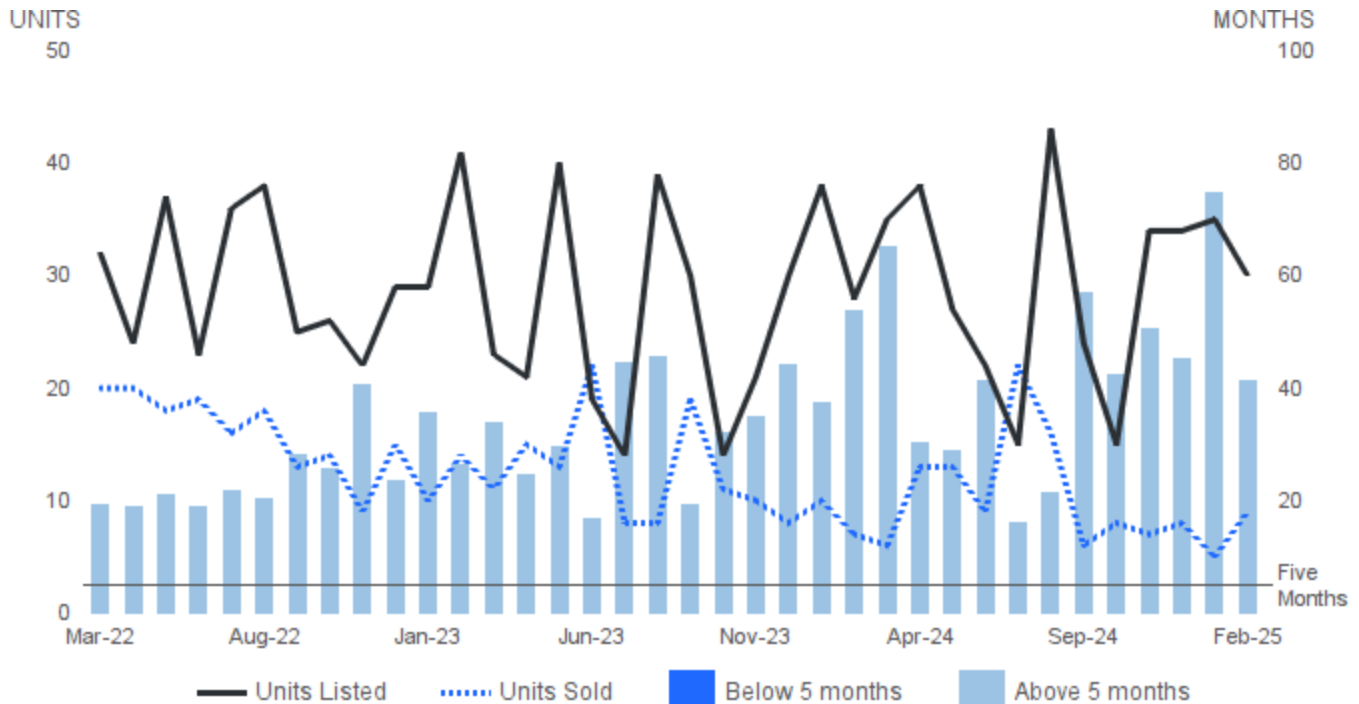
MONTHS SUPPLY OF INVENTORY

February 2025 | Lots/Acres ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 